



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 13, 2007 **REPORT NO. PC-07-122**

**ATTENTION:** Planning Commission, Agenda of September 20, 2007

**SUBJECT:** **HARWOOD TICHENOR RENTAL PROPERTY  
PROJECT NO. 85091, PROCESS 4**

**OWNER/**

**APPLICANT:** Mark Alan Funding, Inc./Frank Arrington (Attachment 9)

### SUMMARY

**Issue(s):** Should the Planning Commission approve the relocation of an historic residential structure from 1157 10<sup>th</sup> Avenue to 2235 K Street, and a Variance to deviate from the off-setting plane requirements within the Southeastern San Diego Community Planning area?

### **Staff Recommendation:**

1. **CERTIFY** Mitigated Negative Declaration No. 85091 and **ADOPT** the mitigation, monitoring and reporting program; and
2. **APPROVE** Site Development Permit No. 269209 and Variance No. 468057.

**Community Planning Group Recommendation:** On July 13, 2007, the Southeastern San Diego Community Committee voted 10-0-0 to recommend approval of the project with conditions (Attachment 8).

**Historic Resource Board Recommendation:** On August 23, 2007, the Historic Resource Board voted 6-0-0 to recommend approval of the project with conditions (Reference Historical Resource Discussion).

**Environmental Review** A Mitigated Negative Declaration No. 85091 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, with mitigation measures for Historical Resources (archeology and architecture) and Water Quality which will reduce potential impacts to these resources to below a level of significance.

**Fiscal Impact Statement:** None associated with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** This site has an open code violation at 2235 K Street. A Stipulated Judgment was issued to the property owner on September 28, 2004. The processing of this Site Development Permit and Variance will correct the violation. Reference the Background section of this report.

**Housing Impact Statement:** The residential designation within the Southeastern San Diego Community Plan allows a maximum of five homes to be constructed at 2235 K Street. There are two existing dwelling units on the site. The proposed move-on will result in a total of three dwelling units. This proposed project is exempt from the Inclusionary Housing Ordinance due to the rehabilitation of an existing building which does not result in a net increase of dwelling units.

## **BACKGROUND**

The project proposes the relocation of a designated historic residential structure from 1157 10<sup>th</sup> Avenue in the Centre City Community Planning area to 2235 K Street in the Sherman Heights Historic District of the Southeastern San Diego Community Planning area. The 0.17-acre K Street site is designated for residential development with a density range of 15-30 du/ac and zoned MF-3000 within the Southeastern San Diego Planned District.

The receiver site located at 2235 K Street is currently developed with a duplex. The K Street property previously contained a single family residence identified as a Craftsman home in a survey conducted by the City of San Diego entitled "The Sherman Heights Historical Survey", however, this building was not designated as an historic structure but classified as a "contributor" to the Sherman Heights Historic District inventory. In 2004, the property owner demolished this Craftsman building without appropriate permits. As a result, the property owner was issued a Notice of Violation by the City's Neighborhood Code Compliance Division in June 2004. In September 2004, a Stipulated Judgment was signed by the property owner and the City of San Diego which required corrective action for the unauthorized demolition. Two options were outlined in the Stipulated Judgment which required either the reconstruction of a Craftsman building or, the relocation of another historic structure to the site. The option chosen by the property owner was to relocate another historic building to the K Street site. The applicant chose this option because he was unable to provide architectural plans and documentation to reconstruct an historically accurate Craftsman structure. The "receiver site" located at 2235 K Street is surrounded by multi-family and single family residential dwellings to the west, south, and east. To the north of the site is Sherman Elementary School.

The "contributor site" located at 1057 10<sup>th</sup> Avenue is zoned CCPD-R (Centre City Planned District – Residential) within the Centre City Planned District. The 10<sup>th</sup> Avenue site contains a designated historic building identified as a Queen Ann Victorian home known as the "Harwood Tichenor Rental Property." The building was designated as an historic resource in 2004 under Historic Resource Board Site No. 659. This property is also developed with two small Craftsman Bungalows located at the rear of the 10<sup>th</sup> Avenue site. The owner of the site plans to

remove all the existing structures and construct a commercial parking lot. A Conditional Use Permit is currently being processed by the Centre City Development Corporation to allow development of the parking lot. However, for the proposed site to be redeveloped, the historic building must be relocated off-site. The owner of the 1157 10<sup>th</sup> Avenue historic structure advertised to the public that the building was available for relocation in 2004.

The 10<sup>th</sup> Avenue Site is surrounded by commercial services to the south, north, and east. To the west are commercial offices.

The project requires the following approvals for the subject property on K Street.

- A Site Development Permit for the relocation of a building within the Southeastern San Diego Planned District - Process 3.
- A Site Development Permit for a deviation to the historic resource regulations for the relocation of an historic structure - Process 4.
- A Variance to deviate from the off-setting plane requirements – Process 3.

A Mitigation, Monitoring and Reporting Program was required for the project to mitigate potentially significant impacts to Historic Resources (Archaeology and Architecture) and Water Quality (Reference the Environmental Analysis discussion below).

## **DISCUSSION**

### **Project Description:**

The project proposes the relocation of a designated historic residential structure from 1157 10<sup>th</sup> Avenue in the Centre City Community Planning area to a 0.17-acre site located at 2235 K Street in the Sherman Heights Historic District of the Southeastern San Diego Community Planning area. The structure to be relocated is a Queen Anne Victorian Vernacular house, known as the Harwood Tichenor Rental Property, and consists of a two story, three bedroom home. The home was built in 1880 and features dropped siding, diamond-pattern shingles, a gabled roof and double-hung sash windows. The house was designated by the City's Historical Resources Board (HRB) under Criterion C (Architecture) in April 2004 as a result of the Centre City Historical Site Inventory Update (Historic Resource Board Site No. 659, April 2004).

The Queen Ann Victorian home on 10<sup>th</sup> Avenue is currently unoccupied and requires repair and restoration. The owner of the K Street site is required to relocate a historic home in accordance with the Stipulated Judgment. This relocation would remedy the loss of the unauthorized demolition of the historic structure at 2235 K Street. The relocation of the home in accordance with the associated Site Development Permit, Relocation Treatment Plan and Mitigated Negative Declaration, will require the repair and restoration of the structure in its new location on K Street in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The relocation of the home will fulfill the requirements of the Stipulated Judgment and enhance the Sherman Heights Historic district by providing a rehabilitated historical structure to the historic district.

### Community Plan Analysis:

The proposed relocated structure, because of its historic characteristics, will be consistent with the Sherman Heights Historic District Guidelines and the Secretary of the Interior's Standards. The home will integrate with other similarly historic buildings in the district by maintaining the required setback, height, and landscape as described in the Guidelines. The project helps to implement an objective of the Sherman Heights Neighborhood Element of the Southeastern San Diego Community Plan by using infill to complement and maintain the historic and architectural character of the neighborhood. The project also implements the Sherman Heights Neighborhood Element's policy which recommends that infill development should respect the scale, character and rhythm of the existing neighborhood.

The proposed relocated structure would be complementary in size and character with existing structures in the area creating continuity among architecturally and historically significant structures in the neighborhood. The project as proposed will not adversely affect the Southeastern San Diego Community Plan.

### Environmental Analysis:

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact in the following areas:

- Historic Resources (Archaeology) due to proposed grading in an Historic District at the receiver site on K Street;
- Historic Resources (Architecture) to offset potential adverse impacts due to the relocation of an Historic Resource to the K Street site;
- Water Quality, due to a potential runoff containing sedimentation and contaminants caused by erosion and runoff.

The project requires that approximately 80 percent of the K Street site be graded at a depth of two feet. Because of the quantity of grading, all ground disturbing activities within the project area will be monitored by a qualified archaeologist or archaeological monitor. A Treatment Plan is required for the relocation of the Queen Anne Cottage which identifies specific measures to ensure that the building will not be damaged during partial demolition and relocation. Mitigation measures are also included to ensure that Best Management Practices are implemented in accordance with the Water Quality Technical Report.

### Project-Related Issues:

#### *Variance Analysis:*

The proposed relocation of the Queen Anne Cottage will comply with all of the development regulations of the MF-3000 zone with the exception of the off-setting plane requirement. The off-setting plane regulation requires that buildings provide two vertical or horizontal separate

planes with a two-foot separation for each building wall. The existing structure is previously conforming and does not provide the required off-setting planes, however, a front porch will be constructed and articulated to be compatible with other historic structures in the area. Implementing the off-setting plane requirement would require significant modifications to the structure impacting the historical integrity of the building. Staff has determined that the intent of the off-setting plane requirement is being met by providing a front porch to add dimension to the façade without disrupting the historic fabric of the building.

#### **Community Planning Group Recommendation:**

On July 13, 2007, the Southeastern San Diego Planning Committee voted 10-0-0 to recommend approval of the project with the following recommendations:

1. The Mitigated Negative Declaration (MND) be modified to include a sentence indicating that interior walls be fastened due to the age of the structure.
2. That kitchen and bathroom exhaust fans exceed City standards.

The MND prepared for the project identifies adequate mitigation measures for the relocation of the building, therefore, the MND was not modified. The project as conditioned will comply with all city requirements.

#### **Historical Resource Board Recommendation:**

On August 23, 2007, the Historic Resource Board voted 6-0-0 to recommend approval of the project with the following conditions provided by the HRB staff.

1. *Prior to issuance of a building permit for reconstruction of the porch, the applicant shall bring the porch design to the HRB Design Assistance Subcommittee for review to assure compatibility with the style of the resource, based on investigation of original historic fabric, and consistency with the Sherman Heights Design Guidelines.*
2. *A plaque identifying the historical resource as moved to the Sherman Heights location shall be provided by the applicant.*

These recommendations have been included as draft permit conditions (Reference attachment 6, conditions 14-16)

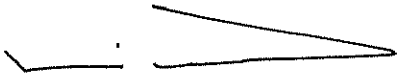
#### **CONCLUSION:**

Staff has reviewed the proposed project and determined that the project is in conformance with all applicable regulations of the San Diego Municipal Code. Staff has concluded that the project will not adversely affect the Progress Guide and General Plan and the Southeastern San Diego Community Plan, and that the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating residential developments and historical resources.

## **ALTERNATIVES**

1. Approve Site Development Permit No. 269209 and Variance No. 468057, with modifications.
2. Deny Site Development Permit No. 269209 and Variance No. 468057, if the findings required to approve the project cannot be affirmed.

**Respectfully submitted,**



---

**Mike Westlake**  
**Program Manager**  
**Development Services Department**



---

**William Zounes**  
**Project Manager**  
**Development Services Department**

### **Attachments:**

- 1a. Aerial Photograph of 2235 K Street (Receiver Site)
- 1b. Aerial Photograph of 1057 10<sup>th</sup> Ave (Donating Site)
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Project Rendering
12. Aerial Photo of both sites